

Routt County Historic Preservation Board

Quarterly Meeting

September 21, 2022

All meetings will be held in the Routt County Historic Courthouse - 522 Lincoln Avenue,
Hearing Room, Steamboat Springs - or otherwise noted.

Please [CLICK HERE](#) to join the webinar via Zoom.

To join by telephone dial 1-346-248-7799

Webinar ID: 851 5180 1592 Password: 444052

1. 5:30 P.M. CALL TO ORDER

2. QUORUM

Roll call for the purpose of determining a quorum.

3. APPROVAL OF MEETING MINUTES FOR MARCH 15, 2022

Documents:

[MARCH 15 MINUTES.PDF](#)

4. SARVIS CABIN APPLICATION

Documents:

[SARVIS CABIN APPLICATION.PDF](#)

5. DISCUSSION TOPICS

1. Remodeling impacts and determining when an item no longer qualifies for
Historic Designation

- Scope of original appearance that must be maintained

2. Interactive map for Routt County website

- Ways to protect owners' privacy

6. 7:00 P.M. MEETING ADJOURNED

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.

STATE OF COLORADO
COUNTY OF ROUTT

Historic Preservation Board
Regular Meeting
March 15, 2022

Michael Olsen, Chair, called the meeting of the Routt County Historic Preservation Board (HPB) to order. Michelle Smoker, Rita Herold, and Candice Bannister were also present. Minutes prepared by Staff Assistant Samantha Pearce.

EN RE: ROLL CALL FOR QUORUM

EN RE: APPROVAL OF MINUTES

Mr. Olsen presented and read the minutes. Ms. Herold requested one spelling error changed in the minutes.

MOTION

Ms. Herold moved to approve the minutes with one spelling correction.

Ms. Smoker seconded; the motion carried 4-0.

EN RE: HISTORIC PRESERVATION WEBPAGE

Ms. Pearce requested discussion and direction to update the Historic Preservation webpage on the Routt County website. Discussion included updating the current designations history summary, adding a GIS map, and researching other counties webpage including Gunnison County to model off of. It was also discussed to integrate other historical resources for convenience of readers.

EN RE: NOMINATION APPLICATIONS

FARWELL DITCH

Arianthe Stettner, Noland Farwell, and Rodney Farwell presented.

Ms. Stettner requested the Farwell Ditch be placed on the Routt County Register for Historic properties under statement of significance A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. C. Its identification with a person or persons who significantly contributed to

the culture and development of Routt County. & D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

Constructed between 1876 -1878, the 18-mile Farwell Ditch was reportedly the first ditch in Routt County. While subsequent irrigation works in Routt County came to be primarily associated with agriculture, the Farwell Ditch was constructed to provide water for placer and hydraulic mining operations at Hahns Peak. Since the mid-1860s, mining and other resource extraction industries have played major roles in the economic, cultural, and social development of Routt County and the greater region of Northwest Colorado. From the 1870s – early 1900s, the region’s Euro-American population was centered in the “Hans Peak Mining District,” and Hahns Peak was the first seat of Routt County from 1877 – 1912. The construction of the Farwell Ditch represents the shift from simple, low-cost placer mining by individuals on their own claims, to the more consolidated, capital-intensive, and industrialized hydraulic mining of wage laborers paid by small corporations. The Farwell Ditch is also significant for its association with Chicagoans John V. Farwell and Robert McIntosh. In the few years he was active in the area, Farwell significantly aided in Hahns Peak’s early development. He is credited for founding the first wage paying, industrial enterprise in the County. In addition to funding the construction of the ditch, he freighted in and operated the region’s first sawmill, invested in construction and improvement of local roads, and the company town. He is credited for holding the first church service in the County. Hahns Peak historian Thelma Stevenson wrote, “We must credit John Farwell with giving Routt County a mighty big push back in the days when Colorado’s statehood was born.” We must also credit Robert McIntosh, who engineered and supervised construction of the Farwell Ditch. McIntosh came from Chicago to Northwest Colorado to work for Farwell, and he spent the rest of his life in the area. After Farwell moved on, McIntosh took ownership of the company and extended the Farwell Ditch an additional 1 mile to Poverty Bar. When he died at the age of 86, he was known as “one of the oldest and best known of Northwestern Colorado pioneers.”

Round Table:

The Board discussed that the Farwell Ditch did meet the criteria for designation based on the applicant's choice of using Statement and Significance A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. & D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. They agreed to approve for reasons A., C., and D.

MOTION

Ms. Herold motioned to approve the Farwell Ditch to the Routt County Register of Historic Properties under statement of significance A., C., & D.

Ms. Bannister seconded; the motion carried 4-0.

Fair Acres Ranch

Ms. Stettner presented.

Ms. Stettner requested the Fair Acres Ranch be placed on the Routt County Register for Historical Properties under Statement of Significance A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States., & D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

The Fair Acres Ranch, as it is known in 2022, is significant and increasingly rare example of an early Routt County homestead and high country agricultural operation. The historic ranch house appears nearly unchanged from the county road, and the historic barn, corrals, tool shed and "dog house" that flank the driveway are typical ranch buildings. The house is sheltered by a collection of mature cottonwoods, ponderosa pine, blue spruce, aspen, willows and crabapple trees, planted decades ago by the Gaymon family. The surrounding landscape consists of vast open fields and low rolling hills in which new homes and an occasional ranch complex are scattered.

The period of significance for this property dates from when it was originally filed on as a homestead exemption in 1894, to when it was sold by Bill and Dorothy Thorne in 1984, and was no longer a working ranch. During those 90 years, the Routt County economy had changed from being primarily based in agriculture and mining, to one in which tourism, skiing, and development now predominate. The name Fair Acres Ranch reflects part of that change. "Fair Acres Ranch" was officially registered as the property's name in 2019. Until then, a property was named after its owners.

The fields are still in use for hay production, but they are no longer cultivated for grain and there is no longer any livestock in the barn or corrals. The current owners are proud to be the stewards of the ranch's history. The buildings are being restored and maintained, and the ranch complex still retains a high degree of integrity in its materials, workmanship, feeling, association, location, setting, and design.

Round Table:

The Board discussed that the Fair Acres Ranch did meet the criteria for designation based on the applicant's choice of using Statement of Significance A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States., & D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

It was also discussed of adding Statement of Significance Criterion J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. This reasoning is because of the distinct house and barn that are visible from the road and is often used as a land mark for locals giving directions.

They agreed to approve for reasons A., D., and J.

MOTION

Ms. Herold motioned to approve the Fair Acres Ranch to the Routt County Register of Historic Properties under statement of significance A., D., & J.

Ms. Smoker seconded; the motion carried 4-0.

The date for the next Board Meeting was set for June 14, 2022.

No further business coming before the Board, same adjourned sine die.

Samantha Pearce, Staff Assistant

Michael Olsen, Chair

Date

**ROUTT COUNTY HISTORIC PRESERVATION BOARD APPLICATION
FOR LOCAL HISTORIC DESIGNATION**

Date of submission: July 2022

Name of Site or Property to be used for Designation: Hubbard Cabin

Other Names Site or Property may have been called: Sarvis Cabin

Property is being nominated as a: Site___ Building XX District___ Structure___

Physical Address: 26074 RCR 18 (Only the building is being nominated, not the entire property.)

Legal Description: TR IN E2SE4SE4 SEC 21-4-84, TR IN SW4SW4 SEC 22-4-84, TR IN NW4NW4 SEC 27-4-84 (TA 52 = 40.18 AC) TOTAL: 45.18 AC LESS SMR

Please note: **A copy of your most recent tax assessment notice from the Routt County Assessor's Office is required.** Large properties might require a detailed description. **Only the portion of the property being nominated should be included in the legal description** provided in the application. Your application should state clearly whether the property is to be nominated as a site, building, district, or structure. Please consult an RCHPB Member or staff if you need help with this determination.

Routt County Assessor's Office Schedule Number: R44526104 Parcel # 950223001

Name of Owner: United States of America: BLM/USFS

Mailing Address: Bureau of Land Management, Colorado State Office

2850 Youngfield St, Lakewood, CO 80215-7093

Contact Name: Whitney Patterson, wnpatterson@blm.gov Phone: 970-826-5008

Contact Address: ????????

Preparers (If different from Contact): Historic Routt County

Arianthé C. Stettner, Dagny McKinley, photographs

Phone: 970-875-1305 (Historic Routt County); 970-879-1986 (Arianthé)

Does the property have State and/or National designation? No. Not eligible.

Routt County Assessor's Office, Property Search

R4526104
26074 COUNTY ROAD 18

Owner:
UNITED STATES OF AMERICA: BLM/USFS
BUREAU OF LAND MANAGEMENT,
COLORADO STATE OFFICE 2850
YOUNGFIELD ST LAKEWOOD, CO 80215-7093

Actual Value
\$31,050

KEY INFORMATION

Account #	R4526104	Parcel #	950223001
Tax Area	52 - *RE3* MID-ROUTT_North of Stagecoach, includes the Blacktail Subdv.		
Neighborhood	-		
Subdivision	-		
Legal Desc	TR IN E2SE4SE4 SEC 21-4-84, TR IN SW4SW4 SEC 22-4-84, TR IN NW4NW4 SEC 27-4-84 (TA 52 = 40.18 AC) TOTAL: 45.18 AC LESS SMR		
Property Use	BLM LAND		
Total Acres	40.18		
Owner	UNITED STATES OF AMERICA: BLM/USFS		
Situs Addresses	26074 COUNTY ROAD 18		
Total Area SqFt	990		
Business Name	BLM		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$0	\$0
Improvement Value	\$0	\$0
Total Value	\$31,050	\$9,000
Exempt Value	-	\$-9,000
Adjusted Taxable Total	-	\$0

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
CLASSIFICATION CHANGED FROM TAXABLE TO EXEMPT FOR 2015 BASED ON DEED RECORDED 12/17/14, #754241 SH	1/6/2015
4/15/19: UPDATED LEGAL DESCRIPTION PER CURRENT OFFICE POLICY ON TAX AREA SPLITS - ACCTS R4506103 & R4526104. ALSO CORRECTED TOTAL ACRES FROM 45.54AC TO 45.18AC PER #754241 12/17/2014.	4/15/2019
PARCEL SPLIT BY TA. TRANSFERS ALONG WITH R4506103. SH	9/9/2013

LAND DETAILS

Part 1: Statement of Significance

Please select the most significantly appropriate criterion or criteria. Note that only one criterion is necessary for designation.

A. Its character, interest or value as part of development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States.

B. Its location as a site of a significant historic event.

C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.

D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

F. Its embodiment of distinguishing characteristics of an architectural type or specimen.

G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.

H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.

I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.

J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

The Hubbard Cabin is historically significant under **Criterion D**: Its exemplification of the cultural, economic, social, or historic heritage of Routt County and under **Criterion J**: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

The Period of Significance dates from 1956 when the cabin was constructed by the Hubbard family as a summer base for their ranching operation until the early 1970s when the Hubbards retired from ranching.

Hubbard Cabin Statement of Significance

The 2018 BLM *Cultural Resource Inventory of the Hubbard/Sarvis Cabin* assessed that the property did not meet any of the criteria for listing on National Register of Historic Places. The report concluded that the cabin was not associated with a historically important event or period in history (Criterion A), or with a person important in history (Criterion B), that the cabin's architecture was significant (Criterion C), or that the property held potential to contribute to history through archeology and additional research (Criterion D.)

Nonetheless, Historic Routt County consultants determined that the cabin does meet two of Routt County's criteria for significance on the local level, and is eligible for listing on the Routt County Historic Register.

The Hubbard Cabin is historically significant under **Criterion D**: Its exemplification of the cultural, economic, social, or historic heritage of Routt County. The evolution of the Hubbard Cabin and its surrounding landscape reflects the story of the development of northwestern Colorado. Until 1917, this land was owned by the United States of America. The remote parcel was not homesteaded until nearly two decades after the first homestead patents were filed upstream where the Stagecoach Reservoir now located.¹ Over the years, the original 160 acre homestead was expanded for ranching and grazing use by five different owners. When Robert Hubbard owned the property, the ranch was over 800 acres in size. The cabin was built by Hubbard and his brother-in-law in 1956 as a summer base for their livestock operation.² By 1989, the ranch was inundated by the construction of the Stagecoach Reservoir Dam, a project of the Upper Yampa Water Conservancy. Only the cabin parcel remained intact.

Little is known about the previous owners of the property. Edson Barrows patented his 160 acre homestead in 1917. The property changed hands every few years until A.A. Curtis, purchased it in 1933. Curtis was a successful stockman and served as President of the Colorado Stockgrowers Association. He increased the size of the ranch in Routt County to more than 2800 acres of deeded land, but sold the property, 3100 head of sheep, some horses, cattle, and equipment to Hubbard in 1942.³

According to the *Steamboat Pilot & Today*, Robert, "Bob", Hubbard was a successful banker and respected community member. He came to Routt County in 1931 and was involved with the liquidation of the Yampa and Hayden Banks during the Depression. He became vice-president of the Routt County State Bank and served as Mayor of Steamboat Springs from 1950 until 1954. He was also a member of the Colorado Fish & Game Commission and on the board of the NW Colorado Finance Corporation. Betty Alfred, his wife, grew up on a ranch in Yampa. After

¹ *Cultural Resources Inventory of the Stagecoach Reservoir Project, Routt County, CO* (Wheatridge; David E. Fleming CO, 1984)12-15.

² *Class III Cultural Resource Inventory of the Historic Hubbard/Sarvis Cabin Routt County, CO* (Little Snake Field Office, BLM, 2018) 18-20.

³ *Curtis Sold Ranches to R.H. Hubbard* (Steamboat Pilot, March 27, 1941).

they married in 1934, they ranched in near Yampa and Morrison Creek until 1946, when they moved into Steamboat Springs where their daughters, Nancy and Peggy, attended school.⁴

Long before there were automobiles and plowed roads, it was the practice of many rural Routt County ranchers to either move to town during the winter or to send their older children to live in town with relatives or friends so they could go to school. The families would return to their ranches as soon as the weather allowed. The Hubbards followed this tradition, camping at their cabin by the Yampa River in the summer, but living in Steamboat Springs the rest of the year.

From the 1940s when Hubbard purchased the Curtis property until 1956, the entire family would camp along the river where the cabin now sits to manage their livestock in the summer. The family stayed in tents, rode horses and looked after the cattle and sheep. They would occasionally drive into Steamboat for supplies and to take “a proper bath” then return to their camp.

In 1956 Robert and his brother-in-law Bruce Alfred built the primitive cabin. Hubbard was not a builder or carpenter. He was a banker and a stockman. The cabin was “built to fit” the space they had. A man from Oak Creek built its rock chimney and fireplace. The cabin's original windows were destroyed in a vandalism incident in the 1960s. They were replaced by green painted windows from the Hubbard’s home in Steamboat Springs. It is unknown where the logs for the walls came from. Some of the rocks used in the foundation, fireplace and chimney were brought there from the ruin of a homestead up-river. The original asphalt shingle roof was replaced with corrugated steel roofing by subsequent property owners.

Betty and Robert Hubbard died in 1978 and 1980, respectively, long before the ranch property was inundated by the Stagecoach Reservoir. The only land not flooded is where the cabin is located. After the Hubbards passed away, the cabin was rarely used. In 2014 the BLM purchased the 45 acre cabin parcel for conservation and public recreation with funding from a Land & Water Conservation Fund Grant.⁵

The Hubbard Cabin is also significant under Criterion J: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. The Hubbard Cabin is located approximately 14 miles south of Steamboat Springs, two miles north of Stagecoach Reservoir, and is accessed by Routt County Road 18, an unpaved “low volume” road open to vehicles only a few months each year. The parcel is adjacent to the Sarvis Creek State Wildlife Area and the Sarvis Creek Wilderness Area. The cabin sits in a small meadow 36 feet away from the Yampa River at an elevation of 7040 feet. It is the only visible cabin on the route in to the popular Sarvis Creek Trailhead. The cabin is close to the county road and is a familiar and attractive landmark for the hundreds of hikers, bicyclists, skiers, hunters, and other recreationists who visit the area.

⁴ *Obituaries. Robert Hubbard: Former Mayor.* (The Steamboat Pilot, April 10, 1980).

⁵ *Volunteers invited to help improve Sarvis Creek Cabin Area* (Steamboat Pilot & Today, September 21, 2018).

Bibliography

Publications

Bureau of Land Management. *Business Plan for BLM Little Snake Field Office Sarvis Cabin*. 2021.

Bureau of Land Management. *Sarvis Creek Cabin Recreation Fee Proposal*. 2020.

Garner, Hugh and Joseph J. Lischka. *Cultural Resources Inventory of the Stagecoach Reservoir Project, Routt County, CO*. Wheatridge; David E. Fleming, CO. 1984.

Gay, Elaine. *How Pleasant is the Valley. A Historical Perspective*. Routt County, Colorado. 1995.

Mehls, Steven F. *Colorado Mountains Historic Context*. CO: Colorado Historical Society, 1984.

Poulson, Lorraine and Brian Naze. *Class III Cultural Resource Inventory of the Historic Hubbard/Sarvis Cabin, Routt County, CO*. 2018.

Schaffer, Lauren L. *Agricultural Context of Routt County*. CO: Historic Routt County, 2005.

Tread of Pioneers Museum. *The Historical Guide to Routt County*. Denver: Frederick Printing, 1979. Reprinted and updated, 2010.

Electronic Resources

Colorado's Historic Newspaper Collection.

<https://www.coloradohistoricnewspapers.org/?a=p&p=countiesbrowser>

Find A Grave database. <https://www.findagrave.com/>

Heritage Quest Online, Historic Census Records

<https://www.heritagequestonline.com/hqoweb/library/do/login/ipbarcode?aid=3913>

Routt County Assessor Database

<https://agner.co.routt.co.us/assessor/web/>

Routt County Clerk and Recorder Research Database

<https://gov.arcasearch.com/us cortc/splashPage.asp>

Upper Yampa Water Conservancy District

<https://upperyampawater.com/stagecoach-reservoir/>

Part 2: Architectural Description

The Hubbard Cabin is located on the south bank of the Yampa River. The lands surrounding the cabin feature moderate slopes running down to the Yampa River. The property consists largely of lodge pole pine with some Engelmann spruce and willows lining the river bank. A meadow surrounds the cabin, providing an ideal location for its construction. The location's proximity to the wilderness attracts many animals native to Routt County including black bear, deer, elk, coyote, snakes, birds and fish in the river.⁶

RCR 18 provides access to the site. The road is closed during the winter months due to snow and opens each year around June 1. The site is adjacent to private agricultural lands, Routt National Forest and the Sarvis Creek State Wildlife Area. Direct access to the cabin is controlled by a locked metal gate at the end of the driveway.

The Hubbard or Sarvis Cabin was built in 1956 with a rock and concrete foundation, side gable roof, and unpeeled logs with chinking. The construction used butt end joints nailed together rather than log notching, which would interlock the wood. The building measures 30' x 30' with three rooms and a loft. A river rock fireplace was used as a supplemental heat source and is a distinct feature of the exterior of the building. The fireplace burns wood. The cabin has a cook stove, refrigerator, heater and lights which are all run by propane from a 600-gallon propane tank located outside. The cabin does not have plumbing or electricity.

The front of the cabin faces west. It has a single entrance. Small windows flank each side of the wood front door. A wooden sign identifies the cabin. A recently added front gable protects the doorway. The river rock fireplace rises above the roofline on the north side of the cabin. Small windows flank each side of the fireplace on the ground floor and in the gable. The east side of the cabin has three windows. The south side of the cabin is close to the hillside and only has one window at ground level, and one window in the gable. The deteriorated lower logs on that side have been replaced with concrete. The damaged original windows have been appropriately replaced in kind. All of the windows on the ground floor are protected with exterior sliding wood covers that are closed when the cabin is not in use.

After the cabin was purchased by the BLM in 2014, sections of the foundation, wood logs, doors and windows were repaired or replaced. The asbestos floor was mitigated and leaking propane tanks replaced. Inside, new propane appliances were brought in and structural improvements made to the loft. The original outhouse was removed and replaced with a vault toilet.

If they returned, the Hubbard family would easily recognize their remote cabin in 2022. Despite the recent modest changes to the building, the Hubbard/Sarvis Cabin displays most of the seven aspects of Integrity that make it eligible for listing on the Routt County Register of Historic Places: location, setting, design, materials, workmanship, and association.

⁶ *Class III Cultural Resource Inventory of the Historic Hubbard/Sarvis Cabin Routt County, CO* (Little Snake Field Office, BLM, 2018)

Part 3: Summary Paragraph

Summary Paragraph

More than one hundred years after Edson Barrows homesteaded 160 acres near the confluence of the Yampa River and Sarvis Creek in 1917, this 45 acre portion of the land is once again the property of the United States, the Bureau of Land Management. The land is no longer used for grazing cattle and sheep, and the rustic log cabin, built by the Hubbard family in 1956, is no longer their ranch's summer headquarters. Now owned by the BLM and managed for conservation and recreation, the property provides key public access to the upper Yampa River. The cabin has been rehabilitated and is available for limited use by permission.

Part 6: Statement of Owner Support

I, Bruce Sillitor

am/are 100 percent owner of the SARVIS Cabin
property and am requesting that this property be designated as historic in Routt County at this
time.

Bruce Sillitor Name

Name

Aug. 17, 2022 Date

Date

Part 7: Notification

After my property has been designated, I agree to notify RCHPB of any intention to alter, demolish, move or remove the designated property. I understand that I must notify RCHPB of such intention a minimum of thirty (30) days prior to undertaking any such work. I understand that I am responsible for notifying any subsequent purchaser of the property of this notification requirement. The Board may revoke the designation of the site hereunder unless the subsequent purchaser agrees in writing to the provisions of this Section 7. (Routt County Resolution No. 93-006, Section 7: Notification.)

I have read this Notification clause and understand its content.

Aug. 17, 2022 Date

Bruce Sillitor Signed

